



Manvel Pad

0.83 acre pad site with off site detention fronting State Highway 6 in Manvel, Texas - one of the fastest-growing retail corridors in the Houston MSA. The pad site is directly across from Manvel Town Center, HEB anchored regional center, drawing 4.1 million visits annually. Positioned just west of the Highway 6/Highway 288 interchange, the pad site benefits from strong daily traffic, established national co-tenancy and an explosive wave of new residential rooftops feeding an underserved market. The pad site's size and frontage make it ideal for QSR/drive-thru & retail. Offered for sale or ground lease.

LOCATION

17118 State Highway 6
Manvel, Texas 77578

AVAILABLE FOR SALE OR GROUND LEASE

0.83 acre pad site

Cole Rainer

713.523.2929

crainer@newregionalplanning.com



FOR MORE INFORMATION, PLEASE CONTACT

Cole Rainer | crainer@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

Manvel Pad



- Prime Hwy 6 frontage — 0.83 acre with strong visibility along Manvel's main commercial corridor ($\pm 37,163$ VPD), seconds from the Hwy-6 / SH-288 interchange (50,000–80,000+ VPD).
- Emerging retail hub — Hwy 6 / SH 288 evolving into a dominant regional crossroads with 1M+ SF of planned future retail.
- Explosive residential growth — surrounded by major MPCs (Pomona, Sedona Lakes, Meridiana, Del Bello Lakes, Rodeo Palms), adding thousands of rooftops and unmet retail demand.
- Strong demographics — 2025 population of $\pm 33K$ (3 mi), $\pm 118K$ (5 mi), $\pm 218K$ (7 mi); median incomes $\pm \$115K$ – $\$127K$ with high home values.
- Ideal for QSR/drive-thru, retail; Offered for sale or ground lease.

Demographics



POPULATION

116,267 (5 mi)



HOUSEHOLDS

37,615 (5 mi)



AVERAGE HH INCOME

\$153,987 (5 mi)

Traffic Counts



TX-6

37,163 vpd ('25)



TX-288

84,464 vpd ('25)

FOR MORE INFORMATION, PLEASE CONTACT

Cole Rainer | crainer@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027



FOR MORE INFORMATION, PLEASE CONTACT

Cole Rainer | crainer@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date